MCDONALD TWP
UPPER SCIOTO SD 00300

Hardin County, Ohio
Michael T. Bacon, Auditor

31-030034.0000 RES
D42 2025

sale

2022	CAVIN CHRISTOPHER A &	1999-03-30
2023	CAVIN CHRISTOPHER A &	1999-03-30
2024	CAVIN CHRISTOPHER A &	1999-03-30
2025	CAVIN CHRISTOPHER A & T	1999-03-30 13359 1.75A
	TR 79	2WD
		$80,500

Eff Rate: – 44.45 — 40.66 — 39.34 — 39.29 — a/r

Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	599	599	599	599	599
Acres	1.7500	1.7500	1.7500	1.7500	
Land100%	5260	8740	8740	8740	8750
Bldg100%				0	
Totl100%	5260t	8740t	8740t	8740t	8750t
Cauv100%					
Tax Value:					
Land 35%	1840	3060	3060	3060	3060
Bldg 35%					0
Totl 35%	1840t	3060t	3060t	3060t	3060t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	74.08	113.76	110.24	110.10	
Sp-Asmnt	5.33	6.88	12.34	12.34	

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
154	2	1999-03-30	CAVIN CHRISTOPHER A & TE	2WD	80500	3340	0

Year	Land	Bldg	Total	Net Tax
2021	1840	0	1840	78.28
2020	1840	0	1840	79.36

p r o j e c t		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
271 BUSHONG DITCH - SCIOTO RIVER	XA/2025			

TR 79

PUB PAVED ST/RD

Neighborhood:
Code: 3100
Dwl/Gar/NC% 1.1800

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	Shed	*NV	14X20	280			OLD/	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
small acreage	1.7500				5000	5000	8750	8750

Call Back: Sign: PSN Date: 2014-10-29 Lister: 31-030034.0000-v082020R